



February 7, 2022

**ANNUAL MEETING HELD;  
ELECTION BALLOTS SENT**

The Annual Membership Meeting was held on January 13, 2022, at 6PM, at the Good Space in Goleta. There were 108 units represented in person, zoom or by proxy constituting a quorum.

For the Board Election, there were 4 nominations for the three positions on the Board. Consequently, the Election was delayed so that secret ballots could be mailed to owners to vote for 3 candidates. The 4 candidates are as follows (in alphabetical order):

Craig Nicholson  
Owen Roth  
Tamara Simmons  
Colin Smith

The secret ballots were mailed out to all owners on or around January 28th. Upon receipt, please take a minute to review the candidates' statements, the ballot instructions and vote accordingly. A self-addressed-stamped envelope is provided for your convenience. Thank you in advance for your vote.

The Board appointed Mr. Tom Doty as the Inspector of Elections to count the ballots. The Association is hoping that sufficient number of ballots will be returned by March 10<sup>th</sup> so the opening and counting of the ballots will take place. If not, the Board has the option to extend the deadline to gather more ballots. Please return your ballots. (So far, the Assoc has received about 25+ ballots. We would need over 90+ ballots to start counting).

Many thanks to all who attended the Meeting and for returning your proxy.

**BOARD MEETING SCHEDULED  
VIA ZOOM**

The next Board Meeting is scheduled for **February 10, 2022, at 6PM**, via Zoom. The link to the meeting is listed below. Colin Smith is inviting owners to join...

Join Zoom Meeting

<https://ucsb.zoom.us/j/95672538616>

Meeting ID: 956 7253 8616

Passcode: 71139

You can also call by dialing by your location  
+1 669 900 6833 (Hit \*6 to unmute).

Find your local number:

<https://ucsb.zoom.us/j/95672538616>

How do I join the Zoom meeting?

**From a laptop or computer:**

1. On your web browser navigate to: [zoom.us/join](https://zoom.us/join)
2. Type in the "Meeting ID" & "Password" from above when prompted.
3. Wait for the host to start the meeting.

**From a phone:**

1. Dial into one of the numbers listed above in "Dial by your location"
2. Type in the "Meeting ID" & "Password" from above when prompted.
3. Remember, please do not share the Zoom Meeting ID & Password with anyone you do not want to join our meeting.

The meeting will not require that attendees register for Zoom accounts. This was to reduce the burden on our members if they need to call in.

If you wish to physically attend the meeting, you may come to the Management Office at 3944 State St. #200, Santa Barbara. Please call the day before the meeting to let us know that you're planning to come. You must wear a face covering at the Meeting. Thank you.

### **JACUZZI JETS WILL SHUT OFF ON ITS OWN**

As a reminder, the Jacuzzi jets will turn off on their own so you do not need to hit the "Emergency Shut Off" button. Otherwise, the electricity to the pool area will be shut off. Thank you.

### **DG PATH REPLACED**

The decomposed granite behind 7632 & 7634 was recently replaced. This path is mainly to walk and not for riding one's bicycle. Thank you for your cooperation.

### **SOME ITEMS BACK ORDERED**

As you may know, due to COVID, some supplies / building materials are back ordered due to supply chain issues. Thank you in advance for your continual patience.

### **FENCE REPLACEMENT ALONG HOLLISTER PLANNED**

Due to dry rot to the posts and siding, the wooden fence along Hollister Ave is on the schedule to be replaced in the near future.

### **NO GLASS IN POOL AREA**

As a reminder, for everyone's safety, please do not bring glass into the pool area. Broken glass is difficult to pick up and can, obviously, cause an injury whether on the pool deck or at the bottom of the pool or jacuzzi. Thank you.

### **CALL THE GAS COMPANY TO CHECK ON FURNACE**

To beat the rush, you may want to call the Gas Co. to check your furnace. Usually, there is no charge. You can call 1-800-427-2200 and

follow the menu or prompt. The Gas Co. will not clean, repair or maintain your furnace unit but they will inspect and if needed, tell you the condition of your unit.

### **DEHUMIDIFIER SUGGESTED**

If you live in a unit where there is little sun light during this time of the year or your unit is on the garden level, you may want to obtain a dehumidifier to extract moisture from the air. In addition, you may also want leave a fan on during the day while you're gone or perhaps a light on in your dark closet or pantry. And while you're home and if the weather is decent, you might want to leave the windows or doors open for fresh air to circulate. These simple steps may help in minimize mildew or the musty smell in your unit.

### **GYM UPDATE**

As you know, the Exercise Room is in the middle of a big overhaul. The old flooring was removed and the walls and ceilings have been painted. Flooring and wall protection along with light fixtures are being discussed. Please stay tuned. Depending on the availability of the materials and equipment, hopefully, the whole project will be done in a few months.

### **CORRECTIVE ACTIONS FOR 7632 SAGGING FLOOR PLANNED**

The Association has brought in a general contractor to help out with this project. The structural engineer and the sub-contractor that relevels the building are all working together to make sure everything is done properly, including getting the necessary permit from the City Building Dept. Thank you to the residents of 7632 for your patience. Please stay tuned.

### **VIOLATORS OF POOL RULES SUBJECT TO BE FINED**

At this time, it is no longer required to sign up prior to using the pool area. However, everyone needs to use common sense and is encouraged to social distance. Please obey all pool rules and use at your own risk. All violators are subject to be fined and risk losing the privileges.

## **UPDATING THE BYLAWS & CC&R'S IN THE WORKS**

The process of drafting the CC&R's is an on-going and lengthy process. The Board received the draft of the By-laws and CC&R's back from the attorney and will review and if they meet the Board's approval, they will be sent to owners for review.

## **CAR WASH AREA CLOSED INDEFINITELY**

Due to the drought and lack of care by some residents, the car wash area is closed indefinitely. The Board will closely monitor the situation.

## **HARD FLOORS REQUIREMENT**

If you are considering installing hard flooring in your unit, please check with the Board first before installation. The Board is requiring all hard flooring meet the current building code as stated below:

### ***SOURCE:***

FROM: California Building Code 2019  
<https://up.codes/viewer/california/ibc-2018>

### **1206.3 Structure-Borne Sound**

Floor-ceiling assemblies between [dwelling units](#) and [sleeping units](#) or between a [dwelling unit](#) or [sleeping unit](#) and a public or service area within the structure shall have an impact insulation class rating of not less than 50, or not less than 45 if field tested, where tested in accordance with ASTM E492. Alternatively, the impact insulation class of floor-ceiling assemblies shall be established by engineering analysis based on a comparison of floor-ceiling assemblies having impact insulation class ratings as determined by the test procedures in ASTM E492.

**Exception:** Impact sound insulation is not required for floor-ceiling assemblies over nonhabitable rooms or spaces not designed to be occupied, such as garages, mechanical rooms or storage areas.

## **WIPES DO NOT GO DOWN IN PIPES**

Due the COVID-19 pandemic, many people are having to stay home and using wipes to sanitize their homes. Please remember that wipes and paper towels are to be thrown in the trash and NOT flushed down the toilet. Otherwise, sewer backups will result.

Even if you see on the label that states "flushable" or "septic-safe", please ignore the statement and discard the wipes in the trash cans.

Only toilet paper and human waste should be flushed down the toilet. Thank you.

## **SMOKE ONLY IN DESIGNATED AREAS**

Someone reported in Bldg 7628 that she can smell cigarette smoke in her unit. If you must smoke, please kindly go to a strategically designated smoking area and enjoy your smoke. Please don't smoke while in your building or anywhere nearby. Your non-smoking neighbors will appreciate your efforts.

## **CONTACT TO REPORT HOMELESS ENCAMPMENT**

To report a homeless encampment, please contact Shanna Dawson in the Neighborhood Services and Public Safety Department at [sdawson@cityofgoleta.org](mailto:sdawson@cityofgoleta.org) or via our City Assist system <https://tinyurl.com/GoletaSubscriptions> by going to Submit a Request and then clicking on Homeless Encampment/Illegal Camping.

## **PEDESTRIAN GATE CODE "71139"**

To enter the complex using the pedestrian gates, you no longer need to use the "#" before entering the gate code. To make it easier, the gate code is the zip code backward. Please use discernment when giving out the code.

## **MAINTENANCE OR SAFETY ISSUE NEEDS TO BE REPORTED**

If you see a maintenance item or a safety issue which requires prompt attention, please call 805-569-1121 #204. A phone call will result in faster response. Thank you.

### **PARKING SPACES FOR ONLY VEHICLES THAT FIT**

If you have a vehicle that does not fit inside a parking space, you will have to park it outside the Development. Only vehicles that can be properly parked in between the 2 lines may be kept on-site.

Speaking about parking, if you have a vendor or guest that visits your unit, it might be best to allow their vehicle to park in your assigned spot while you park in another unassigned space. Otherwise, vehicles that park in the red zone / fire lane (or someone else's spot) will be towed at vehicle owners' expense.

### **PARKING REMINDER**

As a reminder, here are some parking rules that all residents, owners, guests, contractors, agents, etc. must comply with:

- a) Unless otherwise posted as long-term or 24-hr parking, all unassigned visitor parking is limited to short-term 72-hr parking;
- b) All vehicles must display valid, operational registration tags if parked anywhere in the Grove;
- c) There is a maximum of two vehicles per Unit that may be parked in the Grove;
- d) Unattended parking in Red, Tow-away, No-Parking fire lanes is not permitted. This includes vendors. As a courtesy, Units should park elsewhere and temporarily relinquish their assigned space to the vendor if the vendor will be working in the unit for any length of time. The vendor should be reminded not to park in the No-Parking areas except for brief loading and unloading of tools and materials. If left unattended, their vehicle can be towed at their expense.

### **OWNERS ARE RESPONSIBLE FOR THEIR TENANTS / GUESTS BEHAVIOR**

As a reminder, unit owners are ultimately responsible for the behavior of their renters, renters' guests, contractors, agents, etc. Unfortunately, if one of these people violates an Association rule or policy, the unit owner may ultimately be levied a fine. Rules and regulations are posted on the Association's website [www.eucalyptusgrove.org](http://www.eucalyptusgrove.org). Thank you

in advance for informing your renters, guests, etc. of the Association expectations.

### **NO DOGS ALLOWED OVER 25 LBS; PLEASE PICK UP AFTER YOU DOG**

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex that weigh over 25 pounds.

In addition, visitors are not permitted to bring their pets into the complex at any time. This includes visitor dogs, large or small, unless the animal provides recognized assistance under the Fair Housing Act.

*If you have a guest with a dog, please request that your guest leave the dog at home.*

Lastly, as a courtesy to your neighbors, please immediately pick up your pet waste and properly dispose of it. Thank you.

### **REPORT BURNT OUT LIGHT BULBS**

If you notice any common area light that is burnt out around the complex, please call or send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). For efficiency's sake, please include all the specific details as to type and location. If able, please include a photo. Preferably, a call would be more efficient. Thank you.

### **INSURANCE INFO FOR REFINANCE**

If you are refinancing your home loan, your lender may need to obtain an insurance dec page. You may call Timothy Cline Insurance Agency at 800-966-9566 and please follow the prompt (or email to [info@clineagency.com](mailto:info@clineagency.com)).

Speaking about insurance, the Association insurance has a \$10,000 deductible. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's. A copy of the Assoc insurance policy is available upon request.

The Assoc also carries earthquake insurance with a 5% deductible of the coverage amount (\$33.5M+). A copy of the policy is available upon request. Please discuss with your insurance agent about "loss assessment" coverage.

All renters are strongly encouraged to get renters insurance.



### **ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL**

In order to keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

### **THINKING OF REMODELING?**

**Unit Interior Modifications should also have prior Board Approval.**

Unit owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval. Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing or combining units, and building useable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to ensure proper insulation and installation procedures are followed to reduce noise issues. As with exterior alterations, interior modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

### **MAINTENANCE CONCERNS? PLEASE CALL MANAGEMENT**

If you see a maintenance issue around the complex, for faster response, please call 569-1121 #204. You may also send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com) but if you do not hear back within a couple of days, please call. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification. All emails are subject to be forwarded to the Board for review.

### **ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

### **PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times, the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

### **PROBLEMS WITH MAILBOX LOCK?**

If you have difficulty working your mailbox lock, you may want to spray some silicone lubricant in the lock. Sometimes, it gets sticky and does not want to turn (or it's because there's a piece of mail that is jammed up against the lock). The Association does not maintain your mailbox lock nor has key to it. You will need to call a locksmith or the Goleta Post Office (805-692-5642). Thank you.

### **INFORMATION REQUIRED**

As part of the governing documents, all owners are required to provide your current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants

ratio. Please make sure to include the unit address to which you are referring. Thank you. Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Assoc rules must be given to your tenants (check Assoc website) and the tenants must abide by the rules; if the tenants fail to comply with the Assoc rules, it shall be a default under the rental agreement.

**PLEASE CALL FOR FASTER RESPONSE  
WITH MAINTENANCE ISSUES**

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

**BOARD MEETING SCHEDULED;  
AGENDA ENCLOSED;**

The next regular monthly Board Meeting is scheduled for **Thursday, February 10, 2022, at 6PM** via Zoom. Unless otherwise notified, the board meetings are usually on the 2<sup>nd</sup> Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is emailed, posted at the mailbox area and/or posted on the website at least 4 days before. Meeting minutes are also posted on the Assoc website.

If you wish to physically attend the meeting, you may come to the Management Office at 3944 State St. #200, Santa Barbara. Please call the day before the meeting to let us know that you're planning to come. You must wear a face covering at the Meeting. Thank you.

If you have renters, you are responsible to forward the newsletter to your tenants. Thank you.

Prepared by: **BARTLEIN & COMPANY, INC.**  
(805) 569-1121 FAX (805) 682-4341  
3944 State Street, Suite 200  
Santa Barbara, CA 93105  
Email : [jamesn@bartlein.com](mailto:jamesn@bartlein.com)

 Bartlein  
& Company, Inc.